



PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2015

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 15-09-SUP, and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-09-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Used Merchandise in Texas Highway 10 Multi-use Zoning District (TX-10) zoning on Park Crestmoor Addition, Block 2, Lot 24-R-2-B, 700 W. Euless Boulevard and consider recommendation for an Ordinance.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: David Mowers, representing GRACE – Grapevine Relief & Community Exchange.

Location / Zoning: 700 W. Euless Boulevard zoned as Texas Highway 10 Multi-use Zoning District (TX-10).

Project Description: Mr. Mowers is the Director of Resale for GRACE. The used merchandise retail site will be known as GRACEful Buys. The Planning and Zoning Commission considered a SUP for this use to potentially be located at 1201 W. Airport Freeway. The organization has brought forward this alternative site in the event that a finished lease agreement may not be completed for that prior location. If recommended for approval for this location, GRACE will finalize a lease for one of the two locations, withdraw the other from consideration, and bring forward the final location for consideration by the City Council.

The organization intends to lease 10,000 square feet in the former auto parts store for a retail storefront and merchandise warehouse. The majority of the on-site donated items will be sent to their primary processing center in Grapevine prior to placement in the retail area. GRACE will accept some *on site* donations for immediate sale. A recommended condition of the SUP would limit donations to the rear of the store during business hours and all items stored interior to the building.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Grapevine Relief and Community Exchange; and,
- b. Tied to the business name, GRACEful Buys; and,
- c. All merchandise shall be displayed within the store and not exterior to the building; and,
- d. Drop-off of donated items shall be conducted to the rear of the store during business hours and all items immediately placed within the interior of the building; and,
- e. Any drop-off donated items left exterior to the store shall be removed in a timely manner; and,
- f. The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- g. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner